


If you rent a site for your home consisting of a caravan/campervan that does not have a rigid annexe



This factsheet is for people who live in a residential park and own a caravan/campervan that does not have a rigid annexe attached to it. If this applies to you, you have rights under the Residential Parks Act 1998 if the site you rent is your principal place of residence, and the park owner has consented to this if you moved in after 1 March 1999.


 If your home consists of a caravan or campervan that does not have a rigid annexe attached to it, you may not be covered by the Residential Parks Act for the first 30 days (and sometimes up to 60 days). To find out if the Act applies, seek advice from your local tenants advice service - see contact list on the back of this sheet.

What are your rights when you're moving in?

A park owner or park manager of a residential park must not restrict any persons right to seek independent advice before entering into a residential tenancy agreement in relation to residential premises in the residential park.

The park owner must give you:

-  A written copy of the residential tenancy agreement before you sign it or move in and another copy of the executed agreement after you sign it;
-  Any additional terms that are to be included in the agreement should be clearly specified as extra conditions on a separate page (or pages) of the agreement. Remember, the additional terms are negotiable. You are not bound to accept them.

 A written copy of the park rules and a booklet from the Office of Fair Trading called Residential Park Living. Prior to entering into the agreement you should be given a list of questions and answers which cover matters concerning the living arrangements in the park and your liability for any additional or extraordinary charges (other than rent.) For a full list of information the park owner must give you, please see Factsheet 2.

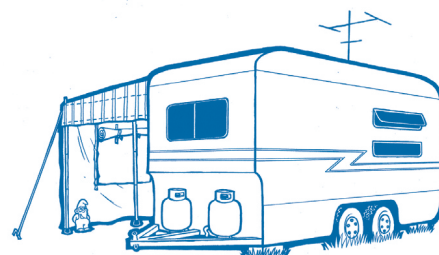
If you are not given a written agreement you are still protected by the Residential Parks Act. Oral agreements are just as legal as written ones.

Your rights when you live in the park

You should get receipts when you pay your site fees or any other payment for bond, electricity or gas etc. Receipts are important, keep them all together in a safe place. You should be given 60 days notice in writing if your site fee is going up. You may have rights to challenge the rent increase. Seek prompt advice (see contact list).

All the park facilities you use such as the toilet and laundry blocks, the swimming pool and playground should be clean and in reasonable condition and the park owner should do repairs if needed.

Nobody who works or lives on the park is allowed to harrass you. You have a right to reasonable peace, comfort and privacy.



If the park owner wants you to move out of the park

You must receive a termination notice in writing giving the reason why you have been asked to leave. The notice period will vary according to the reasons given. Contact your local tenant advice service immediately.

The park owner cannot evict you unless they have an order from the Consumer, Trader and Tenancy Tribunal. You can challenge the park owners action to evict you (seek early advice).

The information contained in this factsheet is not legal advice and is intended as a general guide only. Individual advice can be obtained from your local Tenants Advice Service.

NSW Tenants' Advice Services

Northern Sydney	9884 9605
Southern Sydney	9787 4679
Western Sydney (Baulkham Hills, Hawkesbury, Penrith)	9413 2677 1800 625 956
Western Sydney (Auburn, Parramatta, Blacktown, Holroyd)	8833 0911
Western Sydney (Blue Mountains)	1300 363 967
South West Sydney	4628 1678
Freecall	1800 631 993
Central Coast	4353 5515
Hunter	4969 7666
Freecall	1800 654 504
Mid North Coast	6583 9866
Freecall	1800 777 722
Northern Rivers	6621 1022
Freecall	1800 649 135
Illawarra / South Coast	4274 3475
Freecall	1800 807 225
North West NSW	6772 4698
Freecall	1800 836 268
South West NSW	6361 5307 or
Freecall	1800 642 609



Independent community organisations funded by the Office of Fair Trading

Special Services for Koori tenants

Inner West Sydney	9564 5367 1800 772 721
Western Aboriginal Tenants Advice and Advocacy Service (WATAAS)	6882 3611 1800 810 233
Southern NSW (Murra Mia)	4472 9363 or 1800 672 185
Northern NSW Aboriginal TAAS	6643 4426 or 1800 248 913
Central Coast, Newcastle:	(02) 4921 7879

Specialist resource service for residential parks

Park and Village Service (PAVS)
Level 1 The Harris Centre
97 Quarry St, Ultimo 2007
9566 1010, Toll free 1800 177 688



Park and Village Service is auspiced by the Combined Pensioners and Superannuants Association of NSW. PAVS provides resources, advice, advocacy and back-up to tenancy services regarding residential parks.